

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16 -20		NEWCOMB ST, ARLINGTON

OWNERSHIP

Owner 1:	ACCARDI GERALDINE		
Owner 2:			
Owner 3:			
Street 1:	16 NEWCOMB STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .286 Sq. Ft. of land mainly classified as Multi-House with a Conventional Building built about 1921, having primarily Clapboard Exterior and 3168 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	109	Multi-House	Prime NB Desc	ARLINGTON	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	169,200			169,200

Total Card	0.000	169,200			169,200
Total Parcel	0.286	488,100	400	634,500	1,123,000

Source: Market Adj Cost	Total Value per SQ unit /Card:	53.41	/Parcel: 199.3
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PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

[illegible]

!671!

PRINT

Date	Time
12/29/21	18:51:09

LAST REV

Date	Time
11/06/17	08:32:2

ekelly

671

USER DEFINED

	Prior Id # 1:	6237
	Prior Id # 2:	
	Prior Id # 3:	
9	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	



Patriot
Properties Inc.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1921
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%

Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	1	Rating:	Poor
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	48.9%
Functional:		
Economic:		
Special:		
Override:		
	Total:	48.9%

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	0.98143935
Const Adj.:	1.03998995
Adj \$ / SQ:	81.655
Other Features:	19500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326083
Depreciation:	156846
Depreciated Total:	169237

COMMENTS

	EST..	2

RESIDENTIAL GRID

1st Res Grid	Desc:											# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:		Baths: 1		HB						

REMODELING	
	Exterior:
	Interior:
	Additions:
3.	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
1	General:

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[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	81.65	
Special Features:	0	Val/Su Net:	31.76	
Final Total:	169200	Val/Su SzAd	53.41	

SKETCH

<div data-bbox="1478 99 1505 115">44</div> <div data-bbox="1478 315 1541 407">SFL FFL BMT (1584)</div> <div data-bbox="1171 350 1199 367">36</div>	<div data-bbox="1923 99 1950 115">16</div> <div data-bbox="1820 217 1848 233">18</div> <div data-bbox="1919 212 1967 256">STG (288)</div> <div data-bbox="2022 217 2043 233">18</div>
	<div data-bbox="1820 487 1848 503">18</div> <div data-bbox="1911 477 1959 519">GAR (288)</div> <div data-bbox="2022 487 2043 503">18</div> <div data-bbox="1923 605 1950 621">16</div>

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,584	24.500	38,802	
FFL	First Floor	1,584	81.650	129,347	
SFL	Second Floor	1,584	81.650	129,347	
GAR	Garage	288	24.630	7,093	
STG	Storage	288	6.960	2,000	
Net Sketched Area:		5,328	Total:	306,588	
Size Ad	3168	Gross Area	5328	FinArea	3168

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
1						
3						
5						
2						
3						

IMAGE



[illegible]

EXTERIOR INFORMATION

Type: 22 - Conventional			
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1921	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%

Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath 1	Rating:	Poor
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	48.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	48.1

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	0.98143935
Const Adj.:	1.03998995
Adj \$ / SQ:	81.655
Other Features:	19500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326083
Depreciation:	156846
Depreciated Total:	168237

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid						Desc:							# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:				BRs:				Baths:	1	HB		

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

SKETCH

<div data-bbox="1171 350 1199 367">36</div> <div data-bbox="1476 316 1543 410"> SFL FFL BMT (1584) </div>	<div data-bbox="1476 99 1503 115">44</div> <div data-bbox="1919 99 1946 115">16</div> <div data-bbox="1818 217 1845 233">18</div> <div data-bbox="1915 211 1969 254"> STG (288) </div> <div data-bbox="2018 217 2039 233">18</div>
	<div data-bbox="1818 485 1845 501">18</div> <div data-bbox="1906 474 1959 518"> GAR (288) </div> <div data-bbox="2018 485 2039 501">18</div> <div data-bbox="1919 604 1946 620">16</div>

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,584	24.500	38,80
FFL	First Floor	1,584	81.650	129,34
SFL	Second Floor	1,584	81.650	129,34
GAR	Garage	288	24.630	7,09
STG	Storage	288	6.960	2,00
Net Sketched Area:		5,328	Total:	306,58
Size Ad	3168	Gross Area	5328	FinArea 3168

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
1						
1						
3						
5						
2						
8						

IMAGE



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16 -20		NEWCOMB ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ACCORDI GERALDINE			
Owner 2:				
Owner 3:				
Street 1:	16 NEWCOMB STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .286 Sq. Ft. of land mainly classified as Multi-House with a Conventional Building built about 1921, having primarily Aluminum Exterior and 1253 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		0	0	Sq. Ft.	Site		0	0.	0.00	1																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	138,000	400		138,400
Total Card	0.000	138,000	400		138,400
Total Parcel	0.286	488,100	400	634,500	1,123,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		110.50	/Parcel: 199.36

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
4/8/2009	Meas/Inspect	189	PATRIOT
8/8/2000	Meas. Denied	263	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	6237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



Patriot
Properties Inc.

test PDF Combine only

Type:	22	- Conventional	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	3
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	3	- Aluminum	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1921	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%

Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	400	Total Special Features:		Total:	400
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BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 2	Rating:	Fair
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.3%
Functional:		
Economic:		
Special:		
Override:		
	Total:	40.3%

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	107.989
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	231094
Depreciation:	93131
Depreciated Total:	137963

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2		Baths: 1		HB						

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	107.99	
Special Features:	0	Val/Su Net:	70.02	
Final Total:	138000	Val/Su SzAd	110.18	

SKETCH

4	FFL (64) 16	23	7
25	UAT SFL FFL BMT (575)		2
	16	6	7
	FFL (96)		

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
8	SFL	90				
4						
9						
3						
3						

IMAGE



AssessPro Patriot Properties, Inc

EXTERIOR INFORMATION

Type:	22	- Conventional	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	3
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	3	- Aluminum	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1921	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%

Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	400	Total Special Features:		Total:	400
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BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.3%
Functional:		
Economic:		
Special:		
Override:		
	Total:	40.3%

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	107.989
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	231094
Depreciation:	93131
Depreciated Total:	137963

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2		Baths: 1		HB						

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	107.99	
Special Features:	0	Val/Su Net:	70.02	
Final Total:	138000	Val/Su SzAd	110.18	

SKETCH

4	FFL (64) 16	23	7
25	UAT SFL FFL BMT (575)		2
	16	6	7
	FFL (96)		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	735	107.990	79,37
BMT	Basement	575	32.400	18,62
SFL	Second Floor	518	107.990	55,88
UAT	Upper Attic	144	43.200	6,20
Net Sketched Area:		1,971	Total:	160,09
Size Ad	1252.5	Gross Area	2460	FinArea
				125

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
8	SFL	90				
4						
9						
3						
3						

IMAGE



test PDF Combine only

GENERAL INFORMATION

INTERIOR INFORMATION

MOBILE HOME

SPEC FEATURES/YARD ITEMS

More:	N
-------	---

OTHER FEATURES

CONDO INFORMATION

DEPRECIATION

CALC SUMMARY

	Model:
--	--------

TOILET IN BSMT.	10
-----------------	----

RESIDENTIAL GRID

REMODELING

Exterior:		No Unit	RMS	BRS	FL
Interior:		1	6	2	
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:		Totals			
General:		1	6	2	

COMPARABLE SALES

	Serial #		Year:	
--	----------	--	-------	--

PARCEL ID 007.0-0002-0002.0

Special Features:

1

Code	
FFI	First

[illegible]

[illegible]

Color:

ID	007.0-0002-0002.0
----	-------------------

[illegible]Total:

8	WDK	
	15	
4	FFL	17
	15	
28	ATC FFL BMT	2
8	FPE BMT	

SUB AREA

SUB AREA DETAIL

[illegible]

[illegible]

Color:

ID	007.0-0002-0002.0
-----------	-------------------

[illegible]Total:

AssessPro Patriot Properties, Inc



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16-20		NEWCOMB ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ACCORDI GERALDINE			
Owner 2:				
Owner 3:				
Street 1:	16 NEWCOMB STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	ACCARDI GERALDINE -		
Owner 2:	-		
Street 1:	16-20 NEWCOMB STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .286 Sq. Ft. of land mainly classified as Multi-House with a Bungalow Building built about 1930, having primarily Aluminum Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		12439		Sq. Ft.	Site		0	80.	0.64	1									634,538						634,500	
Total AC/HA:	0.28556			Total SF/SM:	12439		Parcel LUC:	109	Multi-House		Prime NB Desc	ARLINGTON							Total:	634,538		Spl Credit			Total:	634,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
109	12439.000	180,900		634,500	815,400		6237
							GIS Ref
							GIS Ref
Total Card	0.286	180,900		634,500	815,400	Entered Lot Size	
Total Parcel	0.286	488,100	400	634,500	1,123,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		672.77	/Parcel: 199.38	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	109	FV	488,100	400	12,439.	634,500	1,123,000		Year end	12/23/2021
2021	109	FV	473,600	400	12,439.	634,500	1,108,500		Year End Roll	12/10/2020
2020	109	FV	473,500	400	12,439.	634,500	1,108,400	1,108,400	Year End Roll	12/18/2019
2019	109	FV	462,100	400	12,439.	674,200	1,136,700	1,136,700	Year End Roll	1/3/2019
2018	109	FV	442,000	400	12,439.	491,800	934,200	934,200	Year End Roll	12/20/2017
2017	109	FV	442,000	400	12,439.	428,300	870,700	870,700	Year End Roll	1/3/2017
2016	109	FV	442,000	400	12,439.	364,900	807,300	807,300	Year End	1/4/2016
2015	109	FV	425,000	400	12,439.	356,900	782,300	782,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
4/8/2009	Meas/Inspect	189	PATRIOT
8/21/2003	Inspected	BR	B Rossignol
8/8/2000	Meas. Denied	263	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
7/1/1988		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

test PDF Combine only

Type: 2 - Bungalow			
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits: 1	Rating:	Fair
A Kits:	Rating:	
Frpl: 1	Rating:	Fair
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	40.3%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.33825374
Const Adj.:	0.97029907
Adj \$ / SQ:	129.851
Other Features:	58300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302945
Depreciation:	122087
Depreciated Total:	180858

COMMENTS

	TOILET IN BSMT.	12

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 2			Baths: 1		HB				

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH

8	WDK	
	15	
4	FFL	17
	15	
28	ATC FFL BMT	2
8	BE BMT	

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
6						
1						
9						
5						
2						

IMAGE

AssessPro Patriot Properties, Inc

